

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 18, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:20 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON RZ-2001-LE-024 AND FDP-2001-LE-024, EQUITY HOMES, L.P., BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 18, 2002.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Hall not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON SE-2002-DR-005, JOHN MILTON COLTON HAND II, ALEXANDRA H. MATEER AND VICTORIA B. HAND, BE DEFERRED TO A DATE CERTAIN OF JULY 25, 2002.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Hall not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Hall MOVED THAT THE DECISION ONLY ON RZ/FDP-2001-MA-047 AND SE-01-M-044, BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 24, 2002.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Alcorn announced that the markup on residential development criteria, S01-CW-18CP, would be held on Wednesday, July 24, 2002.

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Vice Chairman Byers, noting that after the July 24 and 25, 2002 meetings, the Commission would not meet again until September 11, 2002, reminded Commissioners to take action on their "feature shown" items before the noted expiration date.

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SE-2002-PR-010 - KRISTIAN C. AND SANDRA M. MOTZ - (Decision Only)
(The public hearing on this application was held on July 17, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2002-PR-010, SUBJECT TO DEVELOPMENT CONDITIONS NOW DATED JULY 18, 2002.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Hall not present for the vote; Commissioner Murphy absent from the meeting.

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RZ-2002-MV-018 - SOUTH STATION LLC
RZ-2002-MV-002 -SOUTH STATION LLC
FDP-2002-MV-002 -SOUTH STATION LLC
PCA-1996-MV-037-06 - SOUTH STATION LLC
FDPA-1996-MV-037-03 - SOUTH STATION LLC
FDPA-1996-MV-037-04 - SOUTH STATION LLC (Decisions Only)
(The public hearing on these applications was held on July 10, 2002. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA-1996-MV-037-06, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 15, 2002.

Commissioners Kelso and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Hall not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-1996-MV-037-03, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 16, 2002, AND SUBJECT TO THE BOARD'S APPROVAL OF PCA-1996-MV-037-6.

Commissioners Kelso and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Hall not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2002-MV-002, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 15, 2002.

Commissioners Kelso and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Hall not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-MV-002, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 16, 2002, AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-2002-MV-002.

Commissioners Kelso and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Hall not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2002-MV-018, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 15, 2002.

Commissioners Kelso and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Hall not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE WAIVERS OF TRANSITIONAL SCREENING AND BARRIERS ALONG THE ENTIRE SITE PERIPHERY BETWEEN THE PDC AND PRM DISTRICTS TO THAT SHOWN ON THE SITE PLAN.

Commissioners Kelso and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Hall not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-1996-MV-037-04, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 16, 2002 AND CONTAINED IN THE STAFF REPORT ADDENDUM.

Commissioners Kelso and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Hall not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION REAFFIRM THE WAIVER TO PERMIT PRIVATE STREETS THAT EXCEED 600 FEET IN LENGTH.

Commissioners Kelso and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Hall not present for the vote; Commissioner Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. SE-01-D-022 - NOVA ENTERPRISES LLP
2. SEA-84-S-094-3 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. TIMOTHY'S PARISH)

This order was accepted without objection.

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SE-01-D-022 - NOVA ENTERPRISES LLP - Appl. under Sect. 3-104 of the Zoning Ord. to permit housing for the elderly on property located at 1100 Dranesville Rd. on approx. 4.60 ac. zoned R-1. Tax Map 6-3((1))11. DRANESVILLE DISTRICT. PUBLIC HEARING.

Gregory Riegle, Esquire, with McGuire Woods, reaffirmed the affidavit dated June 28, 2002. There were no disclosures by Commission members.

Mr. Bill Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to questions from Commissioners Harsel and Wilson, Mr. Mayland explained the formula for calculating the number of required affordable dwelling units (ADUs).

Mr. Mayland responded to questions from Vice Chairman Byers about the height and setback of the proposed building.

Mr. Riegle stated that the proposed independent living housing for persons above the age of 62 would allow citizens to stay in areas where they had lived which were closer to their established families, churches, and shopping. He said in the past this type of housing had typically been located in outlying areas, but research had shown that there was an increasing demand for these facilities in urban areas. He noted that amenities would include indoor recreational and fitness facilities, a woodworking room, library, dining room and beauty salon. He pointed out the subject property was particularly well suited to such a development because it was located in proximity to a shopping center, multi-family units and a bowling alley with pedestrian access networks. He said the proposed development was in conformance with the Comprehensive Plan and requested a favorable recommendation.

In response to a question from Commissioner Smyth, Mr. Riegle said that a provision could be included in the proffers which would allow the minimum age of the residents to be lowered from 62 years to 55 in the event that the Zoning Ordinance was amended. Mr. Riegle added that the ADU housing component would be handicapped accessible units.

Responding to a question from Commissioner de la Fe, Mr. Riegle said that public transportation was available in the subject area.

Mr. Riegle and Mr. Mayland responded to a question from Commissioner Smyth about the tree save plan. At Commissioner Smyth's suggestion, Mr. Riegle said that the applicant would have no objection to expanding the tree save proffer.

Vice Chairman Byers called the listed speaker and recited rules for testimony before the Commission.

Mr. Michael Dick, 6446 Edsall Road, Alexandria, on behalf of Bowl America, expressed concern that the bowling alley might be requested to curtail its hours which would have an adverse affect on the viability of the business. He requested that prospective residents be informed of the existence of the bowling alley and that screening be provided to mitigate the lights and noise emanating from the parking lot.

Vice Chairman Byers pointed out to Mr. Dick that Development Condition Number 19 required that prospective residents be notified in writing of the existence of the bowling alley prior to entering into a lease agreement. Vice Chairman Byers said it would be a good idea to inform them during their initial visit to the site.

In response to a question from Commissioner DuBois, Mr. Dick said that he had received no complaints from residents who lived near the bowling alley. Mr. Dick said that his concern was not noise generated by the bowling alley, but rather noise and lights from the parking lot.

Mr. Mayland responded to questions from Commissioner Wilson about access from Dranesville Road to the bowling alley and to the proposed development, and about public safety vehicle access to the site. Commissioner de la Fe commented that the North Point Fire Station in Reston

would serve the proposed development. Commissioner DuBois added that consideration had been given to access points when Dranesville Road had been improved about three years ago.

There were no further speakers, therefore, Vice Chairman Byers called upon Mr. Riegle for a rebuttal statement.

Mr. Riegle confirmed that North Point Fire Station personnel would serve the site by utilizing a right-hand turn into the development. He said one of the reasons this property was attractive was because of the bowling alley and emphasized that the applicant desired to be a good neighbor. He said the planting of evergreen trees combined with the tree save area would provide adequate screening. He assured the Commission that prospective residents would be informed of the existence of the bowling alley before they were ready to enter into a lease agreement. He said the project would meet an increasing demand for senior housing in the County and requested the support of the Commission.

Commissioner DuBois said she would be deferring a decision on this matter to allow time to revise development conditions and also to get a clarification from staff on the multiplier for the ADU calculation. She noted that part of the subject property was in Loudoun County and part was in Fairfax County and said the application had been heard by the Loudoun County Planning Commission last night with a vote scheduled in September.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner DuBois for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner DuBois MOVED THAT SE-01-D-022, NOVA ENTERPRISES, BE DEFERRED FOR DECISION ONLY TO A DATE CERTAIN OF JULY 24, 2002.

Commissioners Wilson and de la Fe seconded the motion which carried unanimously with

Commissioner Murphy absent from the meeting.

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SEA-84-S-094-3 - THE MOST REVEREND PAUL S. LOVERDE,
BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA,
AND HIS SUCCESSORS IN OFFICE (ST. TIMOTHY'S PARISH) -
Appl. under Sect. 3-104 of the Zoning Ord. to amend SE-84-S-094
previously approved for a church w/related facilities to permit bldg.
additions, site modifications & modifications to development conditions
on property located at 13807 Poplar Tree Rd. on approx. 17.76 ac. zoned
R-1 & WS. Tax Map 44-4((1))8. SULLY DISTRICT. PUBLIC
HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated June 17, 2002. There were no disclosures by Commission members.

Mr. Bill Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Mayland responded to a question from Commissioner Wilson about the minimum length requirements for parking spaces.

Ms. Strobel stated that the purpose of this application was to allow construction of an additional building to house a library and four classrooms. She said the new classrooms would be used for a preschool which would increase the enrollment of the school from 600 to 772 students. However, she pointed out that because the preschool students would attend in shifts, there would be no more than 692 students on site at any one time. She explained that other proposed modifications included a garage for the rectory and a meeting room. She noted that the building setback would ensure preservation of existing vegetation and additional plantings would provide adequate screening. She said that the community had raised concerns about traffic at the facility on Sundays, and that although this issue was not part of the requested expansion, the parish had modified the mass schedule to allow people to enter and exit more easily, had provided a parking attendant to direct vehicles to available spaces, and included a notice in the weekly bulletin reminding people to park on-site and not in the neighborhood. She noted that these measures had been successful and brought to the Commission's attention a letter from the Brookfield Woods Homeowners Association indicating that the parking problem had improved. In conclusion, Ms. Strobel noted the Western Fairfax County Citizens Association supported the application and requested a favorable recommendation.

Ms. Strobel responded to questions from Commissioner Smyth about the existing conservation easement and tree preservation plan.

Vice Chairman Byers relinquished the Chair to Secretary Harsel.

Secretary Harsel called for speakers from the audience and recited rules for testimony before the Commission.

Mr. Gary L. Kushner, 13472 Point Pleasant Drive, Chantilly, spoke in opposition to the proposed development because of the negative impact it would have on traffic in the area. (A copy of his remarks is in the date file.) He also submitted for the record a letter from Nhia Nguyen, 13820 Poplar Tree Road, Chantilly, expressing opposition to the application due to traffic and parking concerns. (A copy of this letter is in the date file.)

In response to a question from Commissioner Koch, Mr. Kushner said that there were occurrences of illegal parking on Poplar Tree Road. Commissioner Koch pointed out that there was adequate parking available on church property, but that people parked on the street so they could exit more quickly.

Vice Chairman Byers resumed the Chair.

There were no further speakers, therefore, Vice Chairman Byers called upon Ms. Strobel for a rebuttal statement.

Ms. Strobel said that the church had made every effort to address the parking problem and that the situation had improved. She said the church was committed to a continuous dialogue with the community.

Responding to a question from Vice Chairman Byers, Ms. Strobel said that 350 parking spaces were required and that 493 were available.

In response to a question from Commissioner Koch, Ms. Strobel said another church was being established in the area which would alleviate over-crowding at St. Timothy's.

After discussion about the hours of operation of the school, Ms. Strobel agreed to revise Development Condition Number 8, substituting "normal" hours of operation with "classroom" hours of operation.

Responding to a question from Vice Chairman Byers, Ms. Strobel said she would revise Development Condition Number 17, to replace the word "prevent" with the word "provide" in the last sentence of Development Condition Number 17.

Ms. Strobel responded to a question from Commissioner Smyth about Development Condition Number 10, concerning Health Department approval for using the grass overflow parking area as a play area, and from Commissioner Wilson about Development Condition Number 4, replacing the word "Count" with "County."

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-84-S-094-3, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 16, 2002, WITH THE FOLLOWING CHANGES:

CONDITION NUMBER 4: CHANGE, IN THE NEXT TO THE LAST SENTENCE, "...COUNT URBAN FORESTRY DIVISION..." TO "...COUNTY...";

CONDITION NUMBER 8: CHANGE "THE NORMAL HOURS..." TO: "THE CLASSROOM HOURS OF OPERATION...";

CONDITION NUMBER 17: CHANGE "...PREVENT LEFT TURNS..." TO "...PROVIDE LEFT TURNS..."

Commissioners Kelso and Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS, IN ACCORDANCE WITH THE SPECIAL EXCEPTION AMENDMENT PLAT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE FRONTAGE IMPROVEMENT REQUIREMENTS FOR POPLAR TREE ROAD, SUBJECT TO THE IMPLEMENTATION OF THE DEVELOPMENT CONDITION TO PROVIDE A RAISED MEDIAN TO RESTRICT LEFT TURNS INTO THE WESTERNMOST ENTRANCE OR THE PROVISION OF A LEFT TURN LANE FOR THE WESTERNMOST ENTRANCE.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 9:55 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: May 6, 2004

Linda B. Rodeffer, Deputy Clerk to the
Fairfax County Planning Commission